

Planning and Zoning Commission
Regular Meeting
February 24, 2014

- 1) The meeting was called to order at 7:00 p.m.
- 2) Roll Call.
Present: Julio Chiarella, Jim Danks, Bob Smith, Mike Vander Molen, Gary Van Vark, Ervin Van Wyk, Ann Visser, Teri Vos.

Absent: Craig Agan, Nelson Bogaard, David Landon.

Others Present: Brian Morrissey, Brad Uitermarkt, Doug Van Zee, George Wesselhoft.
- 3) Approval of Minutes. The minutes of the January 27, 2014 regular meeting were approved as submitted.
- 4) Preliminary Plat for Oakwood Estates Plat 2. Nelson and Elinor Bogaard are proposing to plat Oakwood Estates Plat 2 which would consist of a six lot subdivision, currently part of Outlot A of Oakwood Estates Plat 1. The area is zoned R1 Residential. Proposed lots sizes would range from 0.289 to 0.351 acres. As part of this subdivision, West 4th Street would be extended approximately 450 feet further north from its current terminus at Oakwood Drive.

Gary Van Vark made a motion to approve the preliminary plat. Bob Smith seconded the motion. Upon vote, all voted yes. Motion carried 8 to 0.
- 5) Preliminary Plat for H.M. Kuiper Braafhart Subdivision. A two lot subdivision is proposed through preliminary and final platting, the H.M. Kuiper Braafhart Subdivision. This subdivision is located in Subarea A of the Marion County 28E Extraterritorial Zoning Agreement which is area of exclusive Pella zoning and subdivision control. Preliminary/final platting is necessary under Code for the proposed division because a prior split of the original parcel was already approved in 2009 through plat of survey.

Jim Danks asked about public infrastructure requirements.

George Wesselhoft explained that both proposed lots meet the frontage requirements on existing public roads and no new public infrastructure is needed.

There was discussion about frontage and access for the lots.

Julio Chiarella made a motion to approve the preliminary plat. Bob Smith seconded the motion. Upon vote, all voted yes. Motion carried 8 to 0.
- 6) Final Plat for H.M. Kuiper Braafhart Subdivision.

Mike Vander Molen made a motion to approve the final plat. Teri Vos seconded the motion. Upon vote, all voted yes. Motion carried 8 to 0.

- 7) Site Plan for Dairy Queen. Dairy Queen is proposing a 3,400 square foot restaurant with drive up on Gateway Commercial Park, Lot 3 located directly west of Country Inn & Suites on Roosevelt Road. The Community Development Committee approved the design permit for Dairy Queen at their meeting on February 12, 2014.

Gary Van Vark made a motion to approve the site plan. Ann Visser seconded the motion. Upon vote, all voted yes. Motion carried 8 to 0.

- 8) Other Business.

- a) P&Z Training Recap. Mike Vander Molen and Bob Smith provided a summary of the planning commissioner training they recently attended in Oskaloosa given by ISU Extension. Mr. Vander Molen stated they presented on zoning and comprehensive plan and what we do in Pella with updating regularly is really an important piece and that it was a pretty good seminar. Bob Smith reiterated the processes we follow protect our backside and it is critical the time and effort and broad community consensus, also that we continue to build in the budget the appropriate resources to update the Plan. Mr. Vander Molen added that spot zoning is looked at like any other zoning decision and that the benchmarks that we want to do as a community are being done in Pella.

- b) Iowa Renting & Leasing M1 Rezoning Update. George Wesselhoft briefed the Commission on the status of the rezoning for Iowa Renting & Leasing and noted that the City Council tabled the matter at their meeting on February 18. He stated the two general concerns raised at the Council meeting including having M1 zoning in the area in question and also concern about screening for any outside storage. Mr. Wesselhoft stated he has been working with the applicant and they are agreeable to fencing for screening but it will be up to the City Council to make the final approval.

- c) Comprehensive Plan Update. George Wesselhoft provided an update on the Comprehensive Plan status, mentioning the public meetings held on February 19 for the downtown. He noted there were about 24 persons at the morning meeting and around 30 persons in attendance for the evening meeting. Mr. Wesselhoft reviewed some of the concepts presented by RDG and noted that they are proposing a variety of ideas. One of their concepts includes an ice skating circuit for Central Park.

- 9) The meeting was adjourned at 7:25 p.m.

Respectfully submitted,
George Wesselhoft
Planning and Zoning Director